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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



12 Belvoir Road
Cleethorpes
DN35 0SD

Offers in the Region Of £425,000

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Property Description

NO FORWARD CHAIN - Situated in a sought-after position on Belvoir Road in Cleethorpes, this substantial detached family residence offers an exceptional blend of space, style and practicality, making it an ideal purchase for growing families seeking a home ready to move straight into. Occupying a generous corner plot, the property is superbly appointed throughout with quality fixtures and fittings evident in every room. The ground floor accommodation is both spacious and versatile, briefly comprising an inviting entrance area, a beautifully presented lounge ideal for relaxing evenings, a separate dining room perfect for entertaining and family gatherings, and a stunning fitted kitchen featuring quality units and ample workspace for modern day living. A convenient ground floor WC completes the accommodation on this level. To the first floor are four well-proportioned bedrooms, offering flexibility for families, home working or guest accommodation. The principal bedroom benefits from a stylish En-suite shower room, whilst the remaining bedrooms are served by a beautifully finished family bathroom fitted with quality sanitary ware. Externally, the property continues to impress. Standing proudly on a corner plot, the home enjoys generous garden spaces providing excellent outdoor areas for children, entertaining

and alfresco dining. There is ample off road parking together with a double garage, offering excellent storage and secure parking facilities. This is a rare opportunity to acquire a superb family home in a highly regarded Cleethorpes location, combining substantial accommodation with modern presentation and outstanding outdoor space. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

Entrance

Entering the property reveals an entrance area with two fitted cupboards and a carpeted floor.

Entrance Hall

The entrance hall reveals a window to the front elevation, coving to the ceiling, two radiators and a carpeted floor.

WC

The WC has an opaque window to the side elevation, a radiator, laminate flooring, a WC and basin.

Lounge

The lounge has three windows to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

The dining room has French doors to the rear elevation, a radiator and laminate flooring.

Kitchen

The kitchen has a window to the rear elevation, a radiator and laminate flooring. There is also a quality German fitted kitchen with plenty of storage, an NEFF 6 ring gas hob, a blomberg double gas oven and counter space along with a one and a half sink and drainer and a breakfast bar. Branded appliances include a SIX ring gas hob and extractor over and an electric double over.

Utility room

The utility room has a window to the side elevation, door to the rear, laminate flooring and plumbing for a washing machine.

First Floor Landing

The first floor landing has a window to the front elevation, access to the loft and a carpeted floor.

Bedroom One

Bedroom one has two windows to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

En-suite

The en-suite has an opaque window to the rear elevation, modern wall boarding, a heated towel rail and LVT flooring. There is also a superb suite with a WC, vanity basin and additional fitted storage and a large shower cubicle with an Aqualisa shower.

Bedroom Two

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Four

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor.

Family Bathroom

The family bathroom has an opaque window to the rear elevation, modern wall boarding, a heated towel rail and LVT flooring. There is also a four piece suite with a WC, vanity basin, bath and a shower cubicle with a mains shower. There is also a built in cupboard.

Double Garage

With up and over doors, a window and door to the rear and electrics.

Outside

Standing on a corner plot with a lawn to the front with a path through to the front door. There are also established shrubs. The south facing rear garden is a real treat, another area with a lawn, established shrubs and low maintenance areas along with a superb feature patio area ideal for alfresco dining.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice

on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

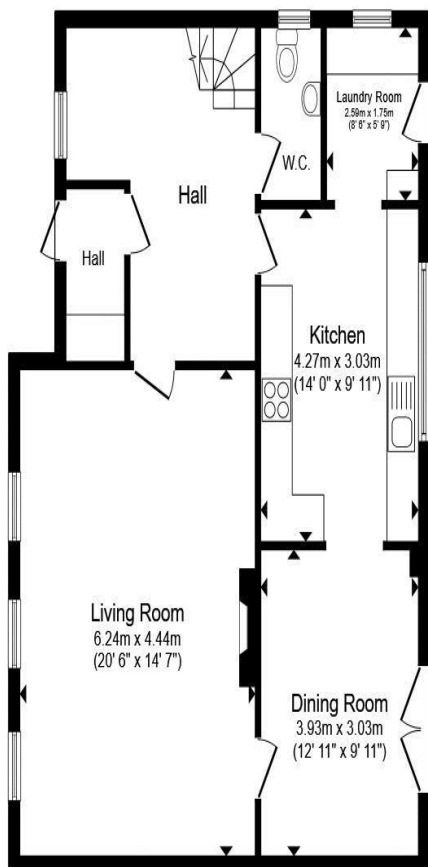




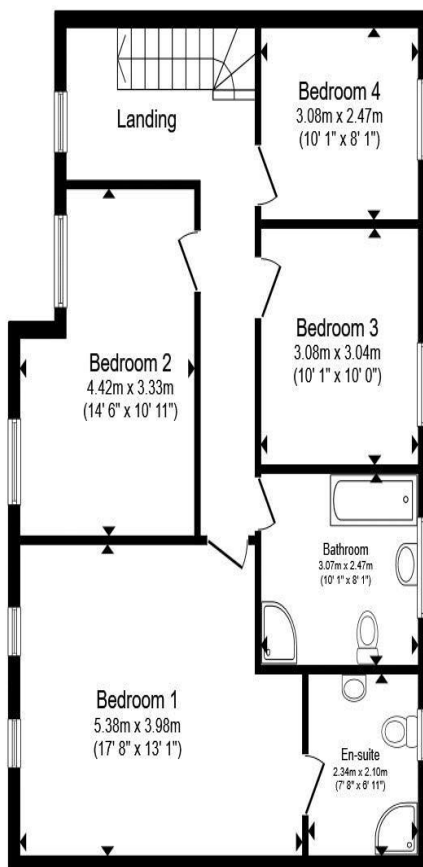
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

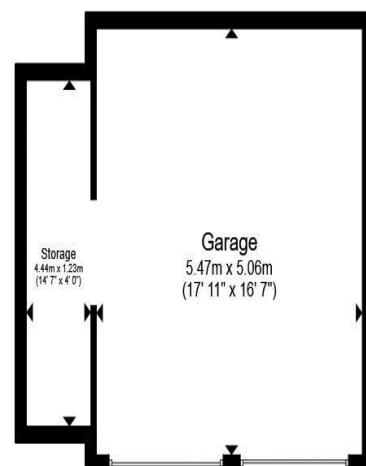
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor



Garage

Total floor area 187.3 m² (2,016 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		